063.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	914,800	/	914,800
USE VALUE:	914,800	/	914,800
ASSESSED:	914,800	/	914,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMPTON CALEB R/PHILANA H
Owner 2:	
Owner 3:	
Street 1:	5 JOHNSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALSH JOANNA -
Owner 2:	-
Street 1:	5-7 JOHNSON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 2794 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	490,100	4,700	420,000	914,800
Total Card	0.138	490,100	4,700	420,000	914,800
Total Parcel	0.138	490,100	4,700	420,000	914,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.47 | /Parcel: 327.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40645
GIS Ref:
GIS Ref:
Insp Date: 04/06/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	490,200	4700	6,000.	420,000	914,900	914,900	Year End Roll	12/18/2019
2019	104	FV	377,900	4700	6,000.	390,000	772,600	772,600	Year End Roll	1/3/2019
2018	104	FV	377,900	4700	6,000.	390,000	772,600	772,600	Year End Roll	12/20/2017
2017	104	FV	354,800	4700	6,000.	342,000	701,500	701,500	Year End Roll	1/3/2017
2016	104	FV	354,800	4700	6,000.	312,000	671,500	671,500	Year End	1/4/2016
2015	104	FV	313,500	4700	6,000.	276,000	594,200	594,200	Year End Roll	12/11/2014
2014	104	FV	313,500	4700	6,000.	261,000	579,200	579,200	Year End Roll	12/16/2013
2013	104	FV	326,100	4700	6,000.	248,400	579,200	579,200		12/13/2012

!5482!

PRINT

Date	Time
12/10/20	20:22:17

LAST REV

Date	Time
06/28/16	09:56:54
ekelly	
5482	

USER DEFINED

Prior Id # 1:	40645
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALSH JOANNA	50470-127		12/14/2007		600,000	No	No		
BOWLER ANN M-O`	30914-223		11/23/1999	Family	402,000	No	No		
CHARLES O`HARA/	27819-7		10/30/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2015	274	Redo Bat	11,000					Bathroom renovatio

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
4/6/2009	Measured	372	PATRIOT
12/4/2008	MLS	MM	Mary M
4/4/2000	Inspected	276	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999		163	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	12									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04712558
Const Adj.:	0.98745072
Adj $ / SQ:	175.777
Other Features:	137000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710286
Depreciation:	220189
Depreciated Total:	490097

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 5 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	3	
Totals			
2	12	5	

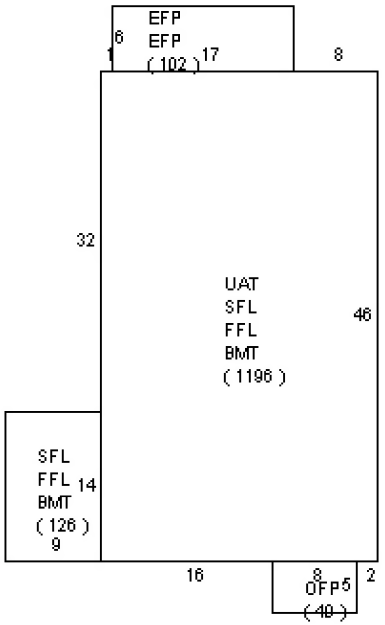
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	175.78
Special Features:	0	Val/Su Net:	108.69
Final Total:	490100	Val/Su SzAd	185.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,322	52.730	69,713
FFL	First Floor	1,322	175.780	232,378
SFL	Second Floor	1,322	175.780	232,378
UAT	Upper Attic	299	96.680	28,907
EFP	Enclos Porch	204	40.060	8,173
OFP	Open Porch	40	43.450	1,738

Net Sketched Area: 4,509 | Total: 573,287

Size Ad 2644 | Gross Are 5406 | FinArea 2794

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1929	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700